

## **LOCAL COASTAL AREA**

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The California Coastal Act of 1976 established a Coastal Zone boundary within which certain planning and development requirements have been designed to protect and enhance California coastal resources.

In March 1981, the City Council adopted the Centre City/Pacific Highway Corridor Local Coastal Program—Supplemental Report which represents a portion of the citywide Local Coastal Program and meets the requirements of the California Coastal Act. The report provides land use guidelines for the portion of the Midway/Pacific Highway Corridor community planning area which lies within the Coastal Zone (**Figure 29**).

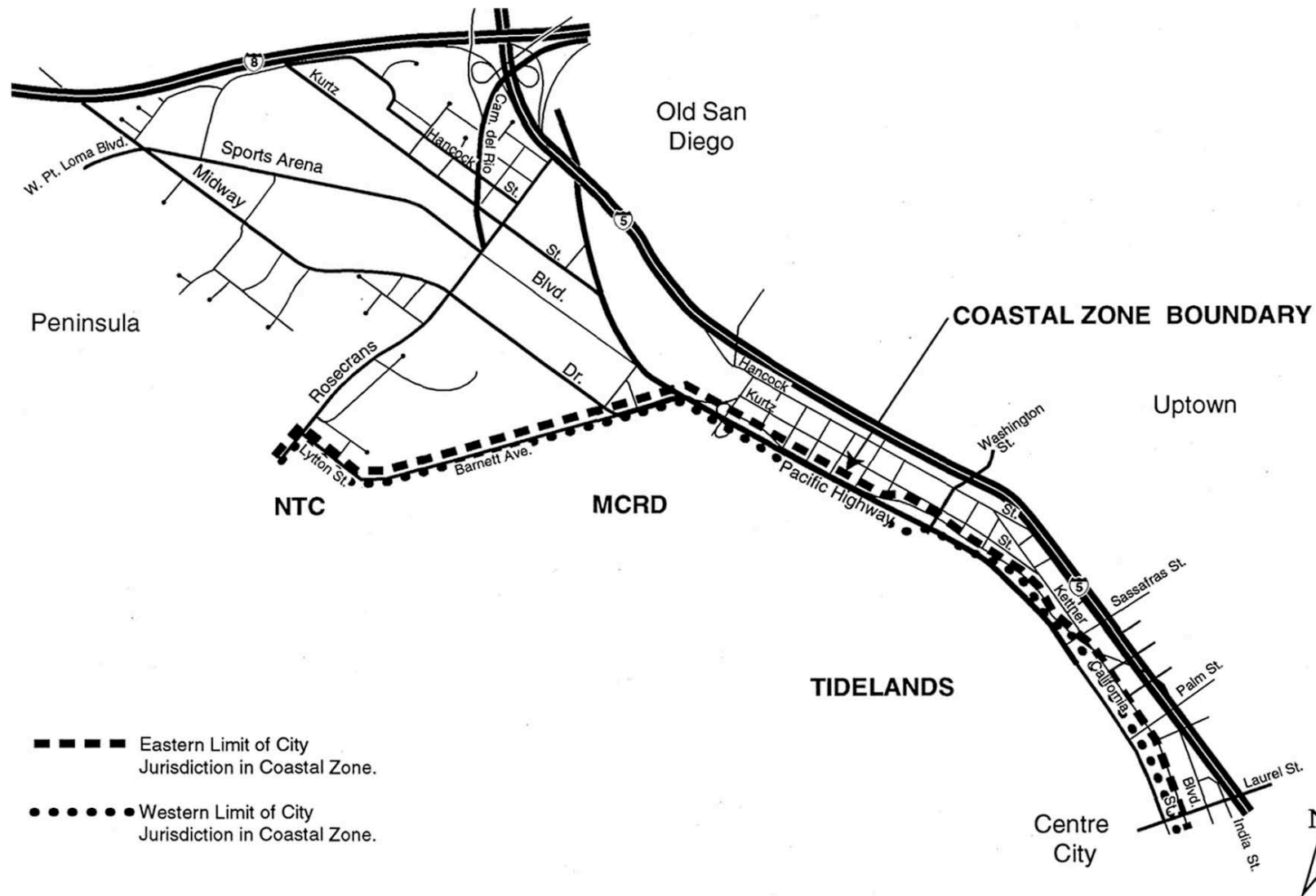
The issues identified in the Centre City/Pacific Highway Corridor Local Coastal Program which specifically address the Midway/Pacific Highway Corridor community planning area relate to land use development goals which should: enhance the area's economic base and physical environment; promote land uses compatible with the airport; preserve public views to the waterfront; and provide criteria for land development under the airport approach zone. Each of those recommendations has been incorporated into the land use policies and recommendations discussed below.

### **POLICY**

Provide physical and visual access through the coastal strip to the waterfront and promote land uses which are compatible with the airport, particularly those supporting visitor-oriented uses.

### **FURTHER**

- Prevent the expansion or development of unsightly land use activities in the coastal strip.
- Upgrade the economic base and physical environment of the area.
- Assure continuity and compatibility between the City and the Port District through the coordination of planning efforts.
- Improve the quality of architectural styles and site design in and around the Coastal Zone Area.
- Preserve and emphasize public views west and south to the waterfront.
- Prevent the expansion or development of unsightly land use activities in the coastal strip.
- Beautify and possibly realign Pacific Highway.
- Emphasize Washington Street's role as a connector to the major freeway system (I-5).



## Coastal Zone Jurisdiction

Midway/Pacific Highway Corridor Community Plan

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FIGURE

## ACTION PLAN

Implementation Measures	Timing			Responsibility For Implementation	Source of Funding	Index to Action Detail
	Adopt With Plan	Next Five Years	Six to 20 Years			
Require projects within the coastal zone to follow the Coastal Zone Height Limitation Ordinance and the development and urban design guidelines of this Plan		●	●	Planning Department	Reimbursable	Specific Recommendations F-H
Require projects within the Coastal Zone and Airport Environs Overlay Zone to conform with the Comprehensive Land Use Plan for Lindbergh Field		●	●	Development Services, SANDAG and FAA	Reimbursable	

## SPECIFIC RECOMMENDATIONS

### Public Access

- A. Require project size, bulk, height and location of landscaping material to maintain open bayward views from the public right-of-way as provided in the **Commercial Element** of this Plan.
- C. In order to facilitate public access, a light rail transit line and related transit station facilities, to be generally situated along the present rail alignment, should be pursued and totally incorporated into the Pacific Highway access corridor.
- D. Pedestrian and bicycle access and safety should be improved through the use of coordinated linkages between pedestrian street crossings, pedestrian bridges, and an improved bikeway system.
- D. Pedestrian-oriented amenities around trolley stations and bus stops should be provided

### Recreation and Visitor Serving Facilities

- E. Designate the coastal zone portion of the Plan for transportation-related commercial and industrial uses.

### **Locating and Planning New Development**

- F. Projects should conform to the development and design recommendations provided in each of the Plan elements.
- G. Landscape plans should conform to the streetscape treatments as provided in the **Appendix**.
- H. All signs should comply with the provisions of the Coastal Zone regulatory development standards. The Coastal Zone regulations should not be pre-empted by increases in height or size of signage.

### **Visual Resources and Special Communities**

- I. Prohibit the installation of any new billboards or pole signs which do not comply with Coastal Zone sign regulations.
- J. Provide coastal and bayward view corridors through the community.

### **Public Works**

- K. Special transportation corridor designs should be established for Pacific Highway. Such designs should consider the highway's existing and projected average daily trips (ADT), carrying capacity, parking requirements, public transit corridor needs, pedestrian access, landscaping, and visual restoration needs.
- L. All appropriate public agencies should develop a coordinated plan for the installation and maintenance of landscaping in the right-of-way.
- M. The undergrounding of overhead utilities should be included in the City's Capital Improvements Program budget.
- N. Signage should clearly delineate Washington Street as a connector to I-5.